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HONGKONG CHINESE LIMITED

香港華人有限公司*

(Incorporated in Bermuda with limited liability)

(Stock Code: 655)

DISCLOSEABLE TRANSACTION

PROVISION OF A LOAN

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The Board announces that, on 12 October 2026, the Company, as the lender, entered into the Loan Agreement with LAAPL, as the borrower, pursuant to which the Company agreed to make available the Loan of up to HK\$80,000,000.00 to LAAPL.

LISTING RULES IMPLICATIONS

As one or more of the applicable percentage ratios under rule 14.07 of the Listing Rules in respect of the Loan exceeds 5% but all are less than 25%, the grant of the Loan under the Loan Agreement constitutes a discloseable transaction for the Company under Chapter 14 of the Listing Rules and is subject to the notification and announcement requirements under Chapter 14 of the Listing Rules.

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THE LOAN AGREEMENT

Date: 12 October 2026

Lender: the Company

Borrower: LAAPL

Loan Amount:	A loan in the principal amount of up to HK\$80,000,000.00
Drawdown:	Drawdown of the Loan shall be made by giving one (1) Business Day's prior written notice from LAAPL to the Company unless otherwise waived by the Company.
Interest:	The Loan shall bear interest at the percentage rate per annum which is the aggregate of (a) 1.53% per annum; and (b) the applicable HIBOR for the relevant Interest Period, which may be selected by LAAPL. An Interest Period shall not extend beyond the Final Maturity Date.
Final Maturity Date:	Unless otherwise agreed by the Company and LAAPL in writing and subject to any prepayment as referred to hereinbelow, LAAPL shall repay the Loan (together with all the corresponding Interest accrued and outstanding thereon) on the date falling on thirty-six (36) months from the Drawdown Date.
Prepayment:	Each of the Company and LAAPL may at any time, by giving three (3) Business Days' prior written notice to the other party, request for prepayment of all or part of the Loan together with the accrued Interest associated with the prepaid Loan amount.

INFORMATION ON LAAPL

LAAPL is a company incorporated in the Cayman Islands with limited liability and a principal joint venture of the Company. The other shareholder of LAAPL is Admiralty Station, a company incorporated in the British Virgin Islands with limited liability, which is beneficially owned by ASM Connaught House Fund LP and ASM Connaught House (Master) Fund II LP, which are registered investment funds with a broad investor base managed and ultimately controlled by ASM. ASM is an investment manager licensed by the Securities and Futures Commission of Hong Kong. To the best of the knowledge, information and belief of the Directors, having made all reasonable enquiries, LAAPL, Admiralty Station and its ultimate beneficial owners are Independent Third Parties.

The principal business activity of LAAPL and its subsidiaries is investment holding. The LAAPL Group has an aggregate interest of approximately 73.50% in OUE Limited, the shares of which are listed on Mainboard of the Singapore Exchange Securities Trading Limited.

INFORMATION ON THE COMPANY

The principal business activity of the Company is investment holding. The principal business activities of the subsidiaries, associates and joint ventures of the Company are investment holding, property investment, property development, hotel operation, healthcare services, project management, securities investment and treasury investment.

REASONS FOR ENTERING INTO THE LOAN AGREEMENT

The terms of the Loan Agreement, including the interest rate and the term of the Loan, were agreed by the Company and LAAPL, after arm's length negotiations and having taken into account the prevailing market conditions. The proceeds of the Loan shall be used by the LAAPL Group for its working capital purposes. After considering the funding needs of the LAAPL Group and the interest rate of the Loan, the Board considers the terms of the Loan Agreement to be fair and reasonable and on normal commercial terms and in the interests of the Company and its shareholders as a whole. The Loan will be funded by the internal resources and loans and borrowings of the Group.

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DEFINITIONS

Unless the context otherwise requires, capitalised terms used in this announcement shall have the following meanings:

“Admiralty Station”	Admiralty Station Management Limited, a company incorporated in the British Virgin Islands with limited liability;
“ASM”	Argyle Street Management Limited, a company incorporated in the British Virgin Islands with limited liability;
“Board”	the board of Directors of the Company;
“Business Day”	any day other than a Saturday, Sunday or other day on which commercial banks in Hong Kong are required or authorised by law or executive order to be closed or on which a tropical cyclone warnings no. 8 or above or a “black” rainstorm warning signal is hoisted in Hong Kong at any time between 9:00 a.m. and 5:00 p.m. Hong Kong time;
“Company”	Hongkong Chinese Limited (香港華人有限公司*), a company incorporated in Bermuda with limited liability whose shares are listed on the Stock Exchange;
“Directors”	the directors of the Company;
“Drawdown Date”	the date of drawdown of the Loan as set out in the sub-paragraph headed “Drawdown”;

“Final Maturity Date”	the final maturity date of the Loan as set out in the sub-paragraph headed “Final Maturity Date”;
“Group”	the Company and its subsidiaries;
“HIBOR”	Hong Kong Interbank Offered Rate;
“Hong Kong”	the Hong Kong Special Administrative Region of the People’s Republic of China;
“Independent Third Parties”	third parties independent of and not connected with the Company and its connected persons (as defined in the Listing Rules);
“Interest”	the interest payable on the Loan as set out in the sub-paragraph headed “Interest”;
“Interest Period”	the period of overnight, one (1) or two (2) week(s), one (1), two (2), three (3) or six (6) month(s) or any other period to be agreed between LAAPL and the Company;
“LAAPL”	Lippo ASM Asia Property Limited, a company incorporated in the Cayman Islands with limited liability and a principal joint venture of the Company. Its issued share capital comprises: (i) voting, non-participating class “A” shares of US\$1.00 each; (ii) non-voting, participating class “B” shares of US\$1.00 each; and (iii) non-voting, participating class “C” shares of US\$1.00 each. The Group is interested in 50% of all the class “A” shares in issue and 100% of all the class “B” shares in issue which entitle the Group to 50% of the voting rights and approximately 94.26% of the profit sharing of LAAPL;
“LAAPL Group”	LAAPL and its subsidiaries;
“Listing Rules”	the Rules Governing the Listing of Securities on the Stock Exchange;
“Loan”	the loan in the principal amount of up to HK\$80,000,000.00 to be made available by the Company to LAAPL in accordance with the Loan Agreement;
“Loan Agreement”	the loan agreement dated 12 October 2026 entered into between the Company, as the lender, and LAAPL, as the borrower, in respect of the Loan;
“Stock Exchange”	The Stock Exchange of Hong Kong Limited;

“HK\$”	Hong Kong dollars, the lawful currency of Hong Kong;
“US\$”	United States dollars, the lawful currency of the United States of America; and
“%”	per cent.

By Order of the Board
Hongkong Chinese Limited
Davy Kwok Fai Lee
Chief Executive Officer

Hong Kong, 12 October 2026

As at the date of this announcement, the Board comprises eight directors, of which Dr. Stephen Riady (Chairman), Mr. John Luen Wai Lee (Deputy Chairman), Mr. Davy Kwok Fai Lee (Chief Executive Officer) and Mr. Brian Riady as executive Directors, Mr. Leon Nim Leung Chan as non-executive Director and Mr. King Fai Tsui, Mr. Edwin Neo and Ms. Min Yen Goh as independent non-executive Directors.

** For identification purpose only*